

# Agenda

# City of Loma Linda

*From the Department of Community Development*

## PLANNING COMMISSION

### REGULAR MEETING OF

APRIL 5, 2006

7:00 p.m.

### CITY COUNCIL CHAMBERS

**A. CALL TO ORDER** - Persons wishing to speak on an agenda item are asked to complete an information card and present it to the secretary. The Planning Commission meeting is recorded to assist in the preparation of the minutes, and you are, therefore, asked to give your name and address prior to offering testimony. All testimony is to be given from the podium.

**B. ROLL CALL**

**C. ITEMS TO BE DELETED OR ADDED**

**D. ORAL REPORTS/PUBLIC PARTICIPATION ON NON-AGENDA ITEMS (LIMITED TO 30 MINUTES; 3 MINUTES ALLOTTED FOR EACH SPEAKER)** - This portion of the agenda provides opportunity to speak on an item, which is **NOT** on the agenda. Pursuant to the Brown Act, the Planning Commission can take no action at this time; however, the Planning Commission may refer your comments/concerns to staff, or request the item be placed on a future agenda.

**E. AGENDA**

**NEW ITEMS**

- 1. CONDITIONAL USE PERMIT No. 06-02 (PUBLIC HEARING LIMITED TO 5 MINUTES)**  
– A request of the Loma Linda Redevelopment Agency to relocate an existing 1,460 square-foot structure from 25505 Van Leuven Street to 25564 Van Leuven Street. The project is located east of Curtis Street on the north side of Van Leuven Street in a Single Family Residence Zone (R-1).

**STAFF RECOMMENDATION:**

The recommendation is for the Planning Commission to take the following action:

- a) Staff is recommending a continuance to the April 19, 2006 Planning Commission meeting in order to provide adequate review time.
- 2. PRECISE PLAN OF DESIGN NO. 06-02 – (PUBLIC HEARING LIMITED TO 5 MINUTES)** – A proposal to demolish two, existing residential structures with an adjoining

accessory building in order to construct a new 42,000 square-foot three-story student apartment building with an underground parking garage. The project site is located on the north side of Mound Street and west of Shepardson Drive and is part of an existing Loma Linda University property that includes other student housing structures, lecture facilities, laboratories and a church.

**STAFF RECOMMENDATION:**

The recommendation is for the Planning Commission to take the following action:

- a) Staff is recommending a continuance to the April 19, 2006 Planning Commission meeting in order to provide adequate review time.

- 3. **DEVELOPMENT CODE AMENDMENT NO. 06-01 AND CONDITIONAL USE PERMIT NO. 05-06 – (PUBLIC HEARING LIMITED TO 45 MINUTES)** - A request to amend the Loma Linda Municipal Code, Section 17.46.030(E), Conditional Uses to include provisions to allow the off-site sale of beer and wine in a convenience store without restriction to the floor area in the Commercial General (C-2) zone. The amendment is part of a project that requests to construct a new Arco gasoline station with 10-fuel dispensers; a 3,000 square foot canopy, three underground fuel storage tanks, a 3,600 square foot, fast-food, drive-thru restaurant, and two separate retail store buildings (4,480 and 6,900 square feet, respectively). The 3.38-acre site is located at the northeast corner of Barton Road and California Street.

**STAFF RECOMMENDATION:**

The recommendation is for the Planning Commission to recommend the following actions to the City Council:

- a) Adopt the Mitigated Negative Declaration;
- b) Approve and forward a recommendation to adopt Development Code Amendment No. 06-01 Based on the Findings to the City Council; and
- c) Approve Conditional Use Permit No. 05-06, Based on the Findings, and Subject to the Conditions of Approval.

- 4. **AMENDMENT TO APPROVED PLANS NO. 06-02 (FOR PRECISE PLAN OF DESIGN NO. 04-10 – (PUBLIC HEARING LIMITED TO 15 MINUTES)** – A request for changes that include modification of side-yard elevations based on floor plan changes for the project located on the south side of Mission Road (Tract Map No. 16323).

**STAFF RECOMMENDATION:**

Staff recommends that the Planning Commission takes the following action:

- a) Approve Amendment to Approved Plans No. 06-02 (for PPD No. 04-10) Based on the Findings, and Subject to the Conditions of Approval.

- 5. **PRECISE PLAN DESIGN NO. 05-04 (PUBLIC HEARING LIMITED TO 45 MINUTES)** - A request to develop a 5.89 acre site into a 623 unit self storage business with an on site managers unit. The applicant is proposing access from either the Mountain View Bridge or through a continuation of Juanita Street (County of San Bernardino). The project site

is located north of Barton Road, east of Mountain View Bridge and south of the San Timoteo Creek Flood Control Channel.

**STAFF RECOMMENDATION:**

**Staff recommends that the Planning Commission takes the following action:**

**a) Deny PPD 05-04 based on lack of positive findings and public safety issues.**

**F. APPROVAL OF MINUTES (LIMITED TO 15 MINUTES)** – Minutes not available for review and approval.

**G. REPORTS BY THE PLANNING COMMISSIONERS**

This portion of the agenda provides Planning Commissioners an opportunity to provide information on issues relative to the Planning Commission.

**H. COMMUNITY DEVELOPMENT DIRECTOR REPORT**

**I. ADJOURNMENT** - Reports and documents relating to each agenda item are on file in the Department of Community development and are available for public inspection during normal business hours, Monday through Thursday, 7:00 a.m. to 5:30 p.m. The Loma Linda Branch Library can also provide an agenda packet for your convenience.